

OFFICE OF PUBLIC EDUCATION FACILITIES MODERNIZATION

**DESIGN-BUILD SERVICES
2010 PHASE ONE CLASSROOM MODERNIZATIONS**

Solicitation #: GAFM-10-NC-0208-FM

**Addendum No. 5
Issued: March 3, 2010**

This Addendum Number 05 is issued by e-mail on March 3, 2010. Except as modified hereby, the Request for Proposals (“RFP”) remains unmodified.

Item #1

The Office has determined that it is in the project’s best interest to advance the design concurrently with the Solicitation Number GAFM-10-NC-0208-FM proposal evaluation and contract approval process. As such, the Office intends to direct the Bridging Architects to proceed with: (i) Preliminary design of the mechanical, electrical, and plumbing systems; and (ii) Production of fully-dimensioned Architectural sheets that can subsequently be used as CAD backgrounds for the Construction Documents set of drawings. The Office anticipates that this work will be completed by April 15, 2010.

Given that the Bridging Architects will be required to advance the design as contemplated above, the Office will require that the selected Design-Builder team with the Bridging Architect so as to ensure design continuity. The Office will bear the cost under its current contracts with the Bridging Architects of performing the work described in **Item #2** below. Offerors, however, should include in their Target GMP sufficient funding to perform construction administration services and any additional design that will be necessary to complete the Project. The Office has pre-negotiated hourly rates for the Bridging Architects and the selected Design-Builder can adopt those rates or negotiate separate terms with the Bridging Architects. The Design-Builder can also augment the Bridging Architect as the Design-Builder deems necessary.

In light of this change, Offerors will not be required to propose a design team and the scoring criteria have been revised as follows:

For the Group A Schools, the following evaluation criteria will be used:

- Builder’s Experience & References (20 points)
- Builder’s Key Personnel (20 points)
- Project Management Plan (10 points)
- Preliminary Project Schedule (10 points)
- Cost (30 points)
- LSDBE Compliance/Utilization (10 points)

For the Group B Schools, the following evaluation criteria will be used:

- Builder's Experience & References (15 points)
- Builder's Key Personnel (15 points)
- Project Management Plan (10 points)
- Preliminary Project Schedule (10 points)
- Cost (30 points)
- Mentor Protégée Plan (15 points)
- LSDBE Compliance/Utilization (5 points)

Please note that Offerors should include in the management plan a detailed discussion of how they propose to manage the design process.

Item #2

The Bridging Architects scope of work has been expanded to include the following:

- **Preliminary M/P Design** – The Bridging Architect shall prepare a detailed preliminary design of the Mechanical and Plumbing systems that will be used to meet the applicable Performance Criteria. This design shall include, at a minimum, a detailed description of the proposed mechanical systems and their general layout. For example, if the HVAC design solution contemplates Air Handling Units for heating and cooling, such a design should include the number, capacity and location of air handling units. The HVAC design solution would also include preliminary layouts of other major components of the HVAC system, including the type and location of energy recovery units (ERUs), VAV boxes, condensing units, and any related system appurtenances.
- **Preliminary Electrical Design** – The Bridging Architect shall prepare a detailed preliminary design of the Electrical system that will be used to meet the applicable Performance Criteria. This design shall include, at a minimum, a detailed description of the proposed electrical system and its general layout, and shall be coordinated with the Preliminary Mechanical system design and Technology system design to ensure that adequate electrical service is in place to support the building loads after the Phase 1 Modernization is complete.
- **Fully-Dimensioned Architectural Sheets** – The Bridging Architect shall produce fully-dimensioned Architectural sheets that can subsequently be used as CAD backgrounds for the Construction Documents set of drawings.

Item #3

The schedule for the remainder of this procurement is revised as follows:

- Last Day for Questions - March 10, 2010
- Answers to Questions - March 12, 2010
- Proposals Due - March 18, 2010 at 2 pm

- Notice of Award - March 26, 2010
- Council Approval & NTP - April 22, 2010

As noted above, the Office intends to release the Bridging Architects to proceed with additional design work on March 12, 2010. This work will progress while the evaluation and contract approval process takes place. By April 15th, the Office expects that the Bridging Architects will have completed the scope of work described in **Item #2**. The selected Design-Builders will be integrated into this process as quickly as possible after the notice of award.

Item #4

Requests for Information: Below is a list of questions about the Project and the Office's responses. Additional questions will be answered in subsequent addenda.

1. Can a CBE company be the prime contractor in the Group B Schools? The solicitation does not seem to allow for the CBE to have a lead role in the process. If a CBE company teams with a non-CBE company for this solicitation, does this mean that the non-CBE company will have the contract in its name and has to provide the bond? We (a CBE company) desire to have the contract in our name and provide the bond. The non-CBE company would provide management and contract admin support where required.
Response: To bid on group B, the two companies must have a mentor/protégée relationship. The RFP contemplates - but does not require - that the mentor be the lead. As such, this approach is acceptable.
2. Can a CBE company bid on a Group B school without having a mentor? And if so, would we be penalized the 15 points since the solicitation seems to mandate a mentor/protégé relationship? **Response: No – only firms with a mentor/protégée relationship may bid on Group B schools.**
3. Can 2 CBE companies with bonding and management capacity bid on a Group A school? **Response: Yes. They will need to provide an acceptable bond.**

Item #5

The bid date is hereby changed. Proposals are due by **March 18, 2010 at 2:00 pm**. Proposals that are hand-delivered should be delivered to OPEFM's new office space in RFK stadium, located through the Lot 4, Gate F entrance.

- End of Addendum No. 5 -